031.0	0002	0013.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,039,300 / 1,039,300
					USE VALUE: 1,039,300 / 1,039,300
					ASSESSED: 1,039,300 / 1,039,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBER CAROL
Owner 2:	SCHWAB JACQUELINE & NORMAN
Owner 3:	
Street 1:	34 ALLEN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OBER HAROLD & CAROL -
Owner 2:	SCHWAB JACQUELINE & NORMAN -
Street 1:	34 ALLEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2704 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5126.000	575,700	4,600	459,000	1,039,300
Total Card	0.118	575,700	4,600	459,000	1,039,300
Total Parcel	0.118	575,700	4,600	459,000	1,039,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.40 | /Parcel: 384.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 21522
GIS Ref:
GIS Ref:
Insp Date: 10/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	576,000	4600	5,126.	459,000	1,039,600	1,039,600	Year End Roll	12/18/2019
2019	104	FV	430,900	4600	5,126.	487,700	923,200	923,200	Year End Roll	1/3/2019
2018	104	FV	430,900	4600	5,126.	355,700	791,200	791,200	Year End Roll	12/20/2017
2017	104	FV	439,900	4600	5,126.	309,800	754,300	754,300	Year End Roll	1/3/2017
2016	104	FV	439,900	4600	5,126.	263,900	708,400	708,400	Year End	1/4/2016
2015	104	FV	395,100	4600	5,126.	258,200	657,900	657,900	Year End Roll	12/11/2014
2014	104	FV	395,100	4600	5,126.	212,300	612,000	612,000	Year End Roll	12/16/2013
2013	104	FV	410,000	4600	5,126.	202,000	616,600	616,600		12/13/2012

!2577!

PRINT

Date	Time
12/10/20	17:57:47

LAST REV

Date	Time
09/17/19	11:59:51
mmcmakin	

PAT ACCT. 2577

USER DEFINED

Prior Id # 1:	21522
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBER HAROLD & C	73195-337	1	8/29/2019	Convenience	99	No	No		
SCHWAB SYLVIA &	44820-34		3/17/2005	Family	99	No	No		Sylvia L Schwab dod 12/6/2000
MENZOIAN HARRY	26712-564		10/1/1996		310,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2006	654	Manual	10,000			G8	GR FY08	replace double dec
8/10/2004	719	Re-Roof	5,000					
10/7/2003	862	Redo Kit	24,425	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Inspected	PH	Patrick H
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	372	PATRIOT
6/20/2005	Permit Visit	BR	B Rossignol
3/22/2000	Inspected	263	PATRIOT
2/23/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5126		Sq. Ft.	Site		0	80.	1.12	1									459,023						459,000	

Total AC/HA: 0.11768 | Total SF/SM: 5126 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 459,023 | Spl Credit | Total: 459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07962358
Const Adj.:	0.98000199
Adj $ / SQ:	179.866
Other Features:	147500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707190
Depreciation:	131537
Depreciated Total:	575652

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

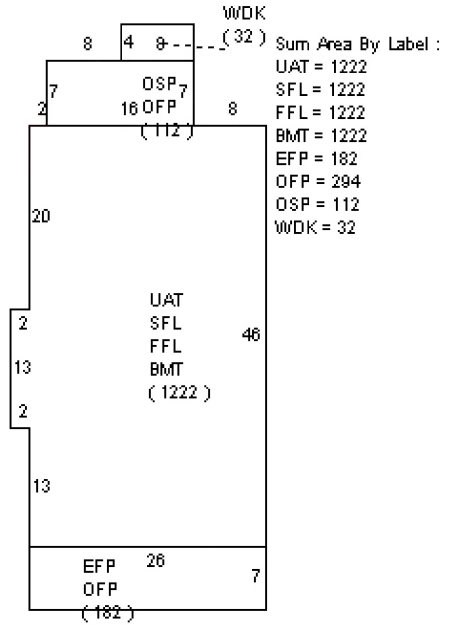
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.87
Special Features:	0	Val/Su Net:	125.37
Final Total:	575700	Val/Su SzAd	235.56

SKETCH



Sum Area By Label :
UAT = 1222
SFL = 1222
FFL = 1222
BMT = 1222
EFP = 182
OFP = 294
OSP = 112
WDK = 32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	53.960	65,939
FFL	First Floor	1,222	179.870	219,796
SFL	Second Floor	1,222	179.870	219,796
UAT	Upper Attic	306	117.810	35,992
OFP	Open Porch	294	21.670	6,371
EFP	Enclos Porch	182	41.340	7,524
OSP	Screen Porch	112	33.670	3,771
WDK	Deck	32	15.680	502
	Net Sketched Area:	4,592	Total:	559,691
Size Ad	2444	Gross Are	5508	FinArea 2704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	85	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1922	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600